

14<sup>th</sup> November 2023

Planning Fire Safety Strategy  
-23/03061/HOU

Project 2237 – **2 Woodside Road, New Malden, KT3 3AH**

This report has been provided in response to Policy D12 of the London Plan 2021, namely the provision of a Planning Fire Safety Strategy.

Item A

1. Suitably positioned unobstructed outside space -
  - a. The property is a corner plot detached property located on the Woodside Road. To the rear of the site is private residential and also abuts the pavement along Coombe Road. The fire brigade and associated appliances can utilise direct on street parking access in the case of an emergency.
  - b. Evacuation and assembly would occur through the front entrance door and protected hall within the property, leading to the front garden and pavement directly outside. If evacuees need to be moved away from close proximity to the property, this is carried out by relocating them further away on either Woodside Road or Coombe Road.
2. Refurbishment will allow for an LD2 specification wired smoke, fire, and carbon monoxide alarms being fitted in compliance with Building Regulations.
3. The proposed addition of a rear extension at ground floor level would include a new kitchen and dining space, an existing dining room would become an inner room, along with creation of a new internal circulation corridor from the existing main hall. All internal doors to rooms leading from the main means of escape will be a minimum FD30. An enclosed fire lobby will be created at the ground floor level housing the existing staircase. All new structures and glazing to be a minimum 30 minutes integrity and insulation.
4. All extensions will be constructed using traditional masonry cavity wall construction with the existing flank wall of the property being retained. Render is proposed to all elevations, All walls, floors, and ceilings will be constructed using suitable materials and details to ensure 30 minutes fire separation.



Registered Company Address:  
103/105 Brighton Rd  
Coulston, Surrey CR52NG  
t: 0208 6432716  
m: 07980 837265

e: [enquiry@jorgessalman.com](mailto:enquiry@jorgessalman.com)  
w: [www.jorgessalman.com](http://www.jorgessalman.com)

- a. All extensions will be constructed to building regulation requirements and allow for wall and ceiling linings to moisture/fire resistant plasterboard and cementitious boards as necessary. The ceiling construction will ensure a minimum 30mins fire separation in compliance with building regulations.
- b. As mentioned previously, the means of escape from habitable rooms will be through the protected main hall running through ground to first floor levels, which then lead to the front entrance door and the street evacuation area. The kitchen has two means of escape routes, namely to the rear garden, and the side passage.
- c. The newly formed inner room will have direct access to the existing hall along with a new exit route through to the kitchen.

#### Item B. – Fire Statement

Given that this is a domestic property and not classed as a 'Major Development', the criteria for the Fire Statement do not apply in this instance. However, as an outline to the fire assessment risks of this property, with the addition of the ground floor extension and associated circulation route re-configuration, the following apply –

- a. The existing structure is predominately of solid masonry construction to the external walls, some of the internal load-bearing walls are also masonry, with new refurbished areas being Gypsum plasterboard to walls and ceilings. All new construction works will be in line with materials as required for Building Control compliance and will allow the safe passage of egress in the event of a fire within the building.
- b. Generally, all new plasterboard partitions and ceilings will be from reputable manufacturers using Gypsum materials. These include but may not be limited to Knauf, Gypsum, and Wedi. All internal partitions will be insulated for acoustic and thermal properties, along with insulated cavity wall construction to all external walls. The roof structure will include suitable thermal insulation.
- c. An LD2 passive fire alarm system will be installed to suit the proposed extensions and any changes made in relation to the existing escape route. This may be limited to the use of additional smoke and fire sensors/alarms linked to the existing system, with the inclusion of fire doors throughout the escape route being maintained.